EARLES
TRUSTED SINCE 1935

85 Shottery Road
Stratford-Upon-Avon, Warwickshire CV37 9QQ
Offers In The Region Of £425,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A well presented two bedroomed detached property situated in the sought after location of Shottery, Stratford-Upon-Avon. The property briefly comprises two double bedrooms, lounge, breakfast kitchen, bathroom and large South Facing garden, extending to just under one quarter of an acre.

Shottery is a popular village, well renowned as the home of Anne Hathaway's cottage, located approximately 1 mile from Stratford-upon-Avon town centre. Stratford Girls Grammar School is within walking distance. Motorway and Railway networks are nearby. Local amenities are also a short walking distance. Stratford-upon-Avon is renowned as the regions cultural centre and the home of the Royal Shakespeare Theatre. There are many quality restaurants, public houses and dining pubs with excellent reputations together with the theatre and garden all within close proximity of the property. The town has a racecourse and a golf course, and the Cotswolds lie a short distance to the south.

Set far back from the road behind a lawned foregarden and paved footpath which leads to the front of the property.

Porch
Glazed door opening into:-

Entrance Hall
14'6" x 6'7" (4.42m x 2.03m)
With staircase rising to the first floor, radiator, under-stairs storage cupboard and doors leading through to the lounge & kitchen.

Lounge
16'0" x 11'2" (4.89m x 3.42m)
Feature fireplace, radiator, picture window and door leading out to the rear garden.

Breakfast Kitchen
15'5" x 9'0" (4.71m x 2.76m)
Drawer and base units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over, space for a freestanding electric oven, tiling to splash backs, window to the front, radiator, pantry space with shelf, door to:-

W.C.

First Floor
With storage cupboards, doors opening into two bedrooms and bathroom.

Bedroom One
16'0" x 8'9" (4.89m x 2.68m)
With fitted wardrobe, radiator and window to the rear.

Bathroom
Bath with shower over and glass shower screen, pedestal wash hand basin, window to the side and tiling to splash backs.

Separate W.C
With low level W.C and window to the side.

Bedroom Two
With fitted wardrobe, radiator and window to the front.

South Facing Rear Garden
Large South Facing garden, extending to just under one quarter of an acre. Mainly laid to lawn with paved patio area and borders housing a range of mature trees, shrubs and bushes.

External Storage Cupboard
With space & plumbing for an automatic washing machine.

Additional Information
Services:
Mains electricity, gas, water and drainage are connected to the property.

Council Tax:
Stratford on Avon District Council - Band E

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.
For more information visit: https://checker.ofcom.org.uk/
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), With O2 and Vodafone having 'Good' outdoor, Three having 'Good outdoor, variable in-home', and EE having 'Good outdoor and in-home'. For more information, please visit: https://checker.ofcom.org.uk/.

Tenure:
The Property is Freehold and vacant possession will be given upon completion of the sale.

Flood Risk:
This location is in a low risk flood zone. For more information, please visit: https://check-long-term-flood-risk.service.gov.uk/risk#

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:
Strictly by appointment only, through John Earle on 01564 794 343.

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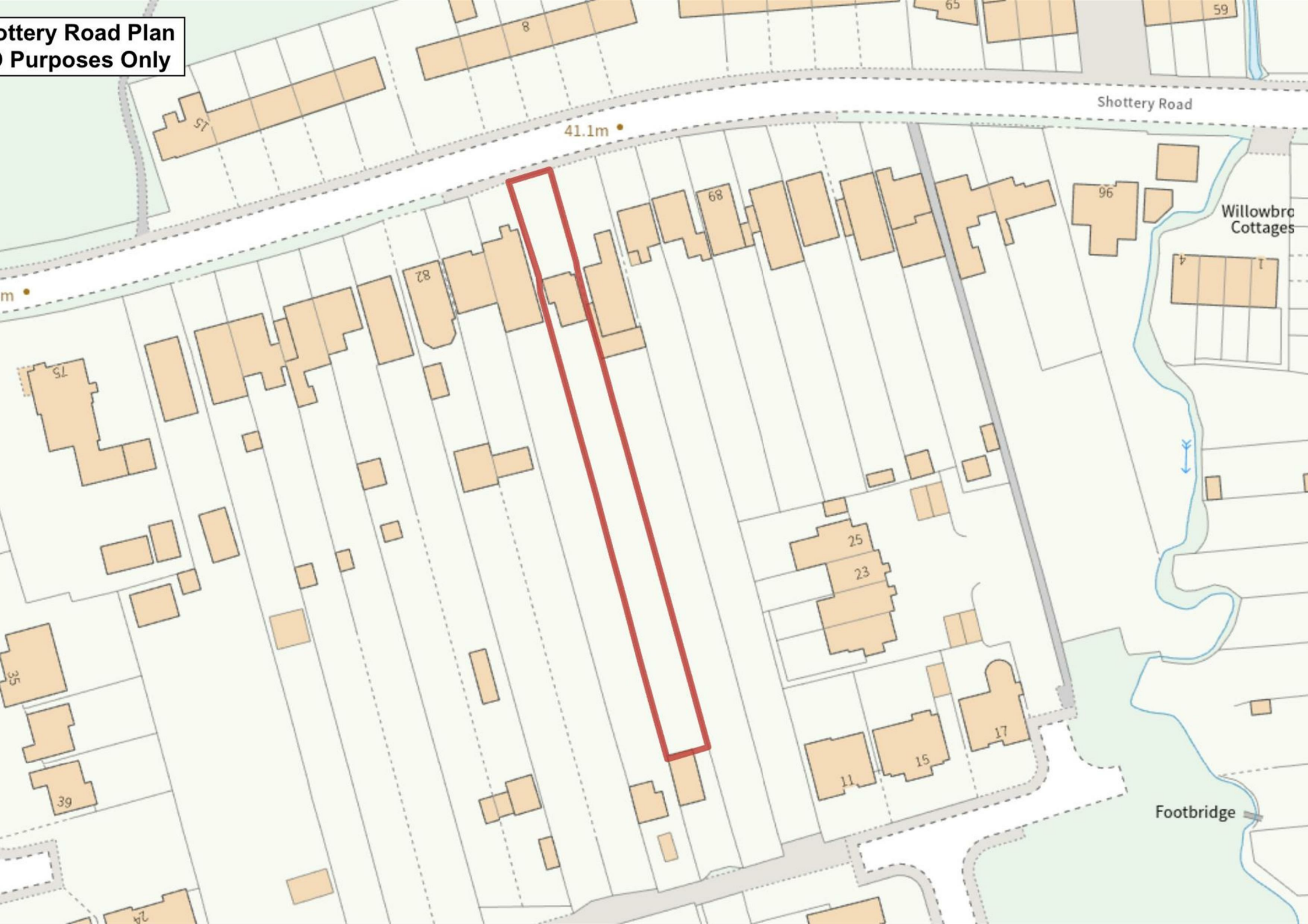
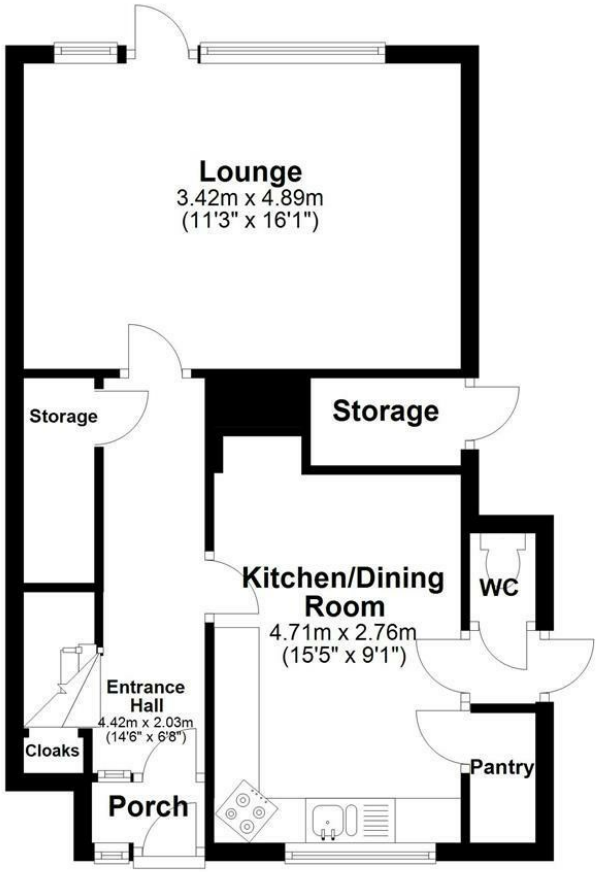

ottery Road Plan
Purposes Only
Shottery Road
41.1m
Willowbro
Cottages
Footbridge
8
65
59
15
68
96
82
75
25
23
35
39
11
15
17

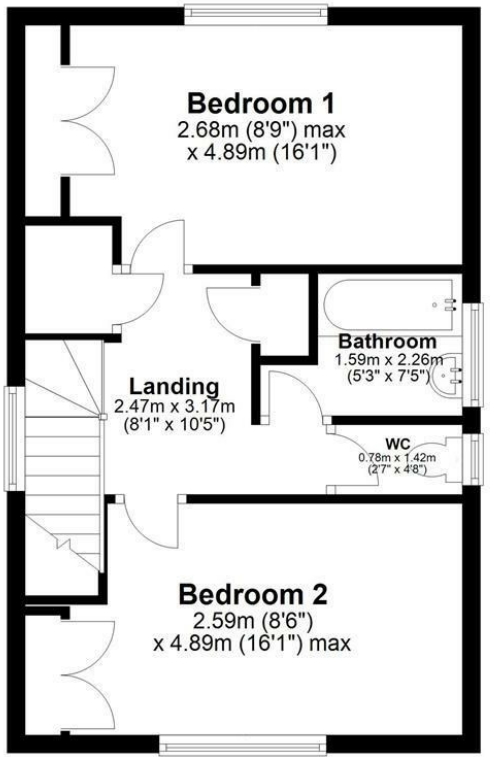
Ground Floor

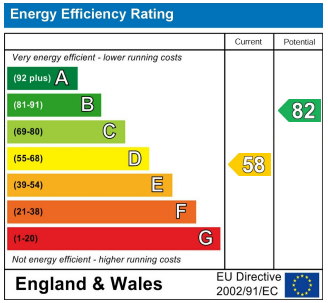
Approx. 45.4 sq. metres (489.1 sq. feet)

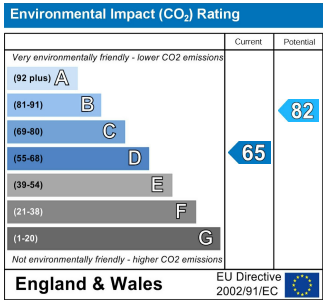


First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)







Total area: approx. 84.4 sq. metres (908.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.
Plan produced using PlanUp.